

DRAFT

PHASE 2 HISTORIC STRUCTURES/SITES REPORT

For

**1221 STATE STREET
(APN APN 039-182-005)**

Santa Barbara, CA 93101

Prepared for

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1.0 INTRODUCTION AND REGULATORY SETTING

This Phase 2 Historic Sites/Structures Report (HSSR) is for 1221 State Street, Santa Barbara, California (APN 039-182-005) (this property also includes the address of 1223 State Street) (Figures 1 – 2). The purpose of this study is to evaluate the effect of a proposed project on a building that has previously been determined to be a significant historic resource for the purposes of environmental review. The California Environmental Quality Act (CEQA) guidelines state that proposed projects are to be analyzed to determine potential effects to historic resources. HR1 of the 2012 Historic Resources Element of the Santa Barbara General Plan provides for the protection of cultural and historic resources. Guidelines for determining the historical significance of a property are outlined in the City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: *Guidelines for Archaeological Resources and Historic Structures and Sites Reports*) (January 2002). Prepared by Post/Hazeltine Associates, this Phase 2 HSSR follows the guidelines for historic property studies set forth in the City of Santa Barbara MEA.

Existing improvements on the property include a two-story commercial complex, known as Victoria Court. The applicant proposes remove the existing storefront, as well as increase the trash area at the rear of the complex. The study will evaluate the effect of the proposed project on the property's significant historic resource. This Phase 2 HSSR was prepared by Pamela Post, Ph.D., primary author and Timothy Hazeltine of Post/Hazeltine Associates.

2.0 PROJECT DESCRIPTION

Existing improvements on the 10,125-square foot lot include an 11,654-square foot (gross) building, including corridors, patio and entry. The applicant proposes to remove an existing storefront and provide in its place a recessed storefront with an open patio dining area with railings demarcating the boundary between the sidewalk and the covered dining area. In addition the applicant proposes to remove a portion of the existing mezzanine level, alter the basement level to accommodate additional trash/recycle/food scrap storage capacity for the Victoria Court complex. Designed by LMA Architects, the proposed remodeling scheme draws its inspiration from Victoria Court's exiting Mediterranean style architecture (Appendix A, Architect's Plans).

3.0 PREVIOUS STUDIES AND SIGNIFICANCE FINDING

The property at 1221 State Street was included in an architectural survey of part of the downtown neighborhood completed in 1978. After being surveyed the property was added to the City of Santa Barbara Potential Historic Resources List.

4.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (Bibliographical resources are listed in Section 9):

City of Santa Barbara:

Street File for 1221 State Street
Architectural Survey Form for 1221-1223 State Street
Architectural Survey Form for 1225 State Street
Architectural Survey Form for 1229-1233 State Street
Architectural Survey Form for 1235 State Street

Santa Barbara Historical Museum, Gledhill Library

Preliminary Sketch of Santa Barbara 1853. Field Notes of Surveyor, 1853. Bancroft Library, University of California, Berkeley (Copy on file at the Santa Barbara Historical Society, Gledhill Library)
United States Coast Survey Map of Santa Barbara: 1852, 1870 and 1878.
1877 Bird's Eye View of Santa Barbara, California. Drawn and published by E. S. Glover
C.1887 Bird's Eye View of Santa Barbara. 1898 Bird's Eye View of Santa Barbara
1898 Bird's Eye View of Santa Barbara. *El Pueblo de las Rosas*. Published by E. S. Glover
United States Geological Survey, Santa Barbara County Special Maps: 1903 and 1909
1917 Map of the City of Santa Barbara
Sanborn Fire Insurance Company Map of Santa Barbara, 1907-1931 (updated to 1960) (no coverage of the block before 1907)
Santa Barbara Morning Press and *Santa Barbara News Press*, as cited in text.
Various files on the Lower Riviera neighborhood

Santa Barbara Public Library

Eldon Smith Collection
Santa Barbara City Directories: 1901-1991

University of California, Santa Barbara, Map and Imagery Lab

Aerial photographs taken between 1928 and 1944

5.0 ENVIRONMENTAL SETTING

The dominant landscape feature of the city's downtown neighborhood is the massive alluvial fan that extends from the base of Mission Ridge to the Mesa. This

geological feature is a result of the accumulation of decomposing sedimentary residues from the Santa Ynez Mountains deposited over the alluvial fan by the flow of Mission and Sycamore Creeks and a number of small subsidiary streams. Over the centuries, the creeks have moved over the entire width of their alluvial fans, depositing sediment and building the fan to its present-day level. Before the arrival of the Spanish in the late eighteenth century, vegetation was characterized by oak woodland and the Coastal Sage Community, with riparian plant communities along Mission and Sycamore Canyon Creek and the coastal estuaries. The natural environment of the downtown neighborhood has been modified by a variety of human activities since Spain founded the Santa Barbara Presidio in 1782 and Mission Santa Barbara, in 1786. Since the arrival of Europeans in 1782 these habitats have largely been eliminated by stock grazing, agriculture, and commercial and residential development.

6.0 NEIGHBORHOOD SETTING

The 1200 block of State Street is located within the 169-acre Downtown Neighborhood, which is delineated on the north by Sola Street, on the south by Ortega Street, on the east by Santa Barbara Street, and on its west, by De la Vina Street. State Street, the City's major commercial/retail corridor, bisects the Downtown Neighborhood. Development is characterized by commercial/retail corridors along much of State, Chapala, Anacapa and Carrillo streets, which feature restaurants, offices and stores, as well as public and private institutional facilities such as the Santa Barbara County Courthouse, Santa Barbara City Hall, the Santa Barbara Public Library, and Santa Barbara Museum of Art. Performing arts venues in the Downtown neighborhood include Victoria Street Theatre, Grenada Theatre, the Arlington Theatre and the Contemporary Arts Forum. Residential development, including single-family houses, multi-unit apartment buildings and condominiums, are present along portions of Chapala, De La Vina, Anacapa and Santa Barbara streets. Within recent years, mixed-use developments such as Alma de Pueblo on West Victoria Street, Arlington Village on West Sola Street and several projects on Chapala Street have been built or approved.

An eclectic range of 19th and 20th century architectural styles can be found in the Downtown neighborhood including Spanish and Mexican era adobe buildings, 19th century wood frame vernacular, Italianate and Queen Anne style architecture and a range of 20th architectural styles including Craftsman, Spanish Colonial Revival and mid-20th century architectural styles. After the establishment of the El Pueblo Viejo Landmark District in 1960 iterations of the Mediterranean and Spanish Colonial Revival style, which express greater or lesser fidelity to the Spanish Colonial Revival style, have characterized development in the Downtown neighborhood. The west side of the 1200 block of State Street is developed with a number of one and two-story commercial buildings set on nine Assessor's parcels, all designed or remodeled in the Mediterranean style. These include, in addition to the project parcel at 1221 State Street, the former State

Theater at 1219 State Street, the former Upper Hawley Building at 1229-1233 State Street and the former Commercial Bank building at 1235 State Street (Figure 3). On the east side of the street is the multi-story Grenada Theatre, which is the dominate feature of the block's streetscape (Figure 4).

7.0 SITE HISTORY

7.1 Historical Context (1782-1909)

The project parcel remained undeveloped until the early 20th century; before that time, the most significant commercial development in the area was the Arlington Hotel in the 1300 block of State Street built in 1875 by William W. Hollister, Santa Barbara County's largest landowner and most influential business leader. Designed by the Santa Barbara's leading architect, Peter Barber, the Italianate style 90-room hotel was named in honor of Confederate general, Robert E. Lee's ancestral home in Virginia. The hotel underwent a number of alterations and expansions until it encompassed the entire block. In 1909 a fire badly damaged the hotel, which was soon rebuilt in the Mission Revival style.

In 1887, the same year that the Southern Pacific Railroad Company's coastal line between Santa Barbara and Los Angeles was completed, the first significant development of the 1200 block of State Street occurred when Walter N. Hawley built the Upper Hawley Building. Designed in a conflation of French Empire and Italianate motifs the building's most prominent feature was a central tower capped by a mansard roof, the building was designed by local architect Peter Barber (Figure 5). Another large building located in the 1200 block of State Street was the Lower Hawley Building (Hitchcock Dry Goods) at 1200-1204 State Street. Also the work of developer Walter Hawley, it was also built in 1887. The Upper Hawley building was flanked on its north side by the Gothic Revival style Commercial Bank building at the corner of State Street and West Victoria Street constructed in 1887 (Figure 6). On its south side the Upper Hawley Building abutted the one-story Dreyfus building constructed sometime in the 1908. With the construction of these commercial buildings the 1200 block of State Street had begun its development as part of the City's most important commercial corridor. By the end of the first decade of the 20th century extension of the street car lines and the expansion of the Arlington Hotel helped transform the 1200 block of State Street into an almost completely built-out commercial corridor. In contrast to the row of commercial buildings along State Street, the interior of Block 108, which was bisected by Mora Villa Avenue, consisted of a mix of modest working class houses and small wood frame and brick commercial buildings.

7.2 Historical Context (1910-2015)

In 1910 Charles W. Hayward entered into a "long term lease of [a] garage site on

Upper State" in order to construct on Lot 4, a one-story brick building for his auto sales and garage business. The undeveloped property was owned by the Roman Catholic Diocese (*The Morning Press*, October 15, 1910). Hayward had first come to Santa Barbara in 1887 and initially established his Mission Garage in another location (City of Santa Barbara Architectural and Historic Resources Survey, March 26, 1979). Constructed by the firm of Johnson & Johnson for \$8,240, the one-story brick building was designed by J. Corbley Poole in the Mission Revival style (Building Permit Log Book, Volume One, October 18, 1910; *The Morning Press*, October 15, 1910). On January 15, 1911 Hayward held a grand opening of his auto agency and garage where he sold Locomobile, Chandler, and Ford cars (City of Santa Barbara Architectural and Historic Resources Survey, March 26, 1979). Four years later, in 1914, Chandler added a second floor to the building at a cost of \$5,500 (Building Permit Log Book, Volume One, September 10, 1914). At the time Chandler made the addition the parcel was still owned by the Roman Catholic Archdiocese; Magnus Johnson was the contractor for addition and remodeling. The remodeled building featured an auto display room on its first floor, while the second floor garage was accessed via a ramp located on Villa Mora, the alley that bisected the block from West Victoria Street to West Anapamu Street (City of Santa Barbara Architectural and Historic Resources Survey, March 26, 1979). By 1917 the 1200 block of State Street was the location of several businesses, including the following: the Dreyfus Real Estate office at 1225 State Street; Mission Garage and Taxi at 1221 State Street and Dona Yuman's Fine Arts at 1203 State Street (1917 Map of Santa Barbara).

In 1925 a severe earthquake damaged buildings throughout the City with the greatest damage occurring along the State Street commercial corridor. Many of these earthquake-damaged buildings, including those in Block 108, were renovated in the increasingly popular Spanish Colonial Revival style, including the Upper Hawley Building (1226-1233 State Street), the Lower Hawley Building (1200-1204 State Street), the commercial building at 1235 State Street and the two-story brick building at 1221 State Street. Between April and July of 1926 two permits were taken out for the partial demolition, repair and renovation of the 55-foot by 200-foot brick building at 1221 State Street; the owner at the time was Mrs. L. E. Graham of San Francisco. On April 13, 1926 a permit was issued to partially demolish the street façade (east elevation, and interior of the building, as well as an exterior brick wall at the rear of the structure). The renovations were completed by contractor D. H. MacQuiddy at a cost of \$700 (City of Santa Barbara Permit #A-1850, April 13, 1926). Several months later a wrought iron balcony was added across the building's street facade. This work also was completed by D. H. MacQuiddy (City of Santa Barbara Permit #A-2228, July 29, 1926). In 1931 Nick Dimas, lessee of the property, made unspecified changes to the building's store front; the contractor for these alterations was L. Smith (City of Santa Barbara Permit #A-6908, August 18, 1931).

Subsequent alterations were made during the 1930s when the building was

leased by Sears, Roebuck & Company. Throughout this period Mrs. L. E. (Eleanor) Graham continued to own the building. Between 1932 and 1935 the contractor for these alterations was A. J. Roberts. In 1932 the first floor's store front partitions were altered (City of Santa Barbara Permit #A-7358, May 4, 1932). A year later unspecified alterations were made to the second-story (City of Santa Barbara Permit #A-7889, August 28, 1933). In 1934 more alterations were undertaken when the store front was altered, interior partitions were torn out and the existing stairway removed (City of Santa Barbara Permit #A-8167, June 27, 1934). In 1935 the stairs were framed and stuccoed (City of Santa Barbara Permit #A-9087, December 30, 1935). Finally, in 1937, a chimney was added, running "from 2nd story ceiling to roof." The Gerow Sheet Metal Company was the contractor for these modifications (City of Santa Barbara Permit #A-8167, January 28, 1937). Only two exterior changes appear to have been made to the building in the 1940s, a re-roofing in 1944 by the Morrow Roofing Company (City of Santa Barbara Permit #B-7346, February 18, 1944) and the re-location of the front entrance in 1946 (City of Santa Barbara Permit #C-1826, June, 24, 1946). This last modification was designed by the architect Roy W. Cheesman; contractor was Robert D. Paterson (Figure 7). By 1942 the building was owned by A. J. Penzner of Los Angeles. There appear to have been no other major alterations to the building's exterior between 1946 and 1968 after which Sears moved to the newly completed La Cumbre Plaza shopping mall on Upper State Street.

The overall development pattern for Block 108 continued to remain consistent from the mid-1920s through the mid-1950s (Figure 8). By the late 1950s businesses along the State Street side of Block 108 included Sears (1221-1223 State Street), the State Movie Theater (1219 State Street) and a paint store at 1209 State Street. Additional commercial businesses, including auto repair shops, a machine shop, and a store, were located between Mora Villa Avenue and Chapala Street. By the late 1950s the current Post Office substation was in place. The remainder of the block, with the exception of the First Baptist Church (now Victoria Street Theatre), located at the corner of Chapala Street and West Victoria Street, was developed with 19 houses, cottages and apartments. In the mid-to-late 1960s the interior of Block 108 was redeveloped by the City as Lot 5, a public parking lot. Construction of Lot 5 required the demolition of three commercial buildings, 12 cottages and houses, an apartment building, and five garages, as well as the removal of Mora Villa Avenue (The north end of the Mora Villa Avenue was transformed into an entrance to the parking lot). After Sears vacated the building in 1968, occupants included a co-op store in 1968, Uncle Ernie's Restaurant in 1973 and Whole Earth Market Place between 1971 and 1975. The store appears to have been vacant in 1976 with the exception of the short-term seasonal occupancy of the Yes Store.

The departure of Sears for the La Cumbre Plaza mall was symptomatic of the increasing importance of Upper State Street as the City's predominant retail hub.

The exiting of a number of retail businesses to Upper State Street in the La Cumbre Plaza area concerned the city government and the downtown's business community who responded by revamping a several block long portion of State Street into the "State Street Drive-Through Plaza," extending from the 700 block to the 1200 block of State Street. Designed by local architect Robert Ingle Hoyt and the landscape architect, Julio Juan Veyna, the scheme eliminated parking on the State Street frontages of the blocks between Ortega and Victoria streets, installed wider sidewalks, extensive landscaping, pergolas, and seating, all featuring a late 1960s-early 1970s iteration of the Mediterranean style. An integral part of the plan was the creation of surface parking lots in the 1100 and 1200 blocks of Chapala and Anacapa streets, which were linked to the surrounding streets and "State Street Drive-Through Plaza" by pedestrian paseos. The intent of this scheme was to revitalize State Street's retail corridor by enhancing the pedestrian experience, while providing expanded parking, an amenity that had historically been in short supply. Over the next decade, the creation of the "State Street Drive-Through Plaza" propelled investors to revamp existing commercial buildings adjacent to or fronting onto State Street.

It was in 1978, about eight years after the completion of the first phase of the "State Street Drive-Through Plaza," that a group of investors redeveloped several buildings on the west side of the 1200 block of State Street into a retail shopping complex. The retail center included the project parcel at 1221 State Street, the Dreyfus building at 1225 State Street and the Upper Hawley Building at 1229-1233 State Street, as well as the Commercial Bank Building at 1235 State Street. Named Victoria Court the development featured clusters of shops, restaurants and some office space that opened onto a series of small courtyards and open or semi-enclosed corridors that linked the complex with State Street, West Victoria Street and Lot 5 (Figure 9). As designed by the architectural firm, Designworks, the scheme for Victoria Court retained many features of the street facades on State and West Victoria Street, while reconfiguring other elements of the existing buildings to create a series of interlinking spaces featuring brick and stucco-clad walls, tiled stairs and flooring designed broadly within the Mediterranean style. The use of large expanses of exposed brick, massive wood beams and attenuated interpretations of Mediterranean style motifs characterized many of the renovation and new construction projects on State Street during the period between the early 1970s and the early 1980s (Subsequent alterations were made to the façade of 1221 State Street, which are depicted in Figures 10 & 11). Other projects undertaken in a similar vein were Piccadilly Square and Ott's Old Town Mall in the 700 block of State Street.

The creation of the "State Street Drive-Through Plaza" was the opening salvo in a series of schemes that has further transformed State Street into a major pedestrian-oriented retail corridor. These include the extension of wider sidewalks to Cabrillo Boulevard, carried out in several phases between the late 1970s and the early 2000s, the construction of the cross-town freeway, which

created a pedestrian link to the waterfront beginning in 1991, the extension of the paseo system and the construction of additional parking facilities and the construction of Paseo Nuevo Mall on the west side of the 700 and 800 blocks of State Street in the late 1980s. A critical component of this transformation along State Street was private redevelopment of commercial and retail buildings and the construction of new buildings in the Mediterranean tradition, which largely erased the series of mid-century style street fronts installed during the 1940s through mid-1960s. Ironically, the impetus to further transform State Street has resulted in the replacement of almost all of the elements of Hoyt and Veyna's original "State Street Drive-Through Plaza" scheme with new paving, planters and street furniture less than 25 years after its original construction. Within the last five years the area between Carrillo Street and Sola Street has seen continued renewal with the renovation of the Granada Theater and the Victoria Street Theater, the construction of Alma del Pueblo, a mixed-use project in the 00 block of West Victoria Street, planned renovations to the Santa Barbara Museum of Art and the planned construction of a mixed-use project adjacent to the north elevation of the Arlington Theatre.

8.0 SITE DESCRIPTION

8.1 The Building at 1221 State Street

The 200-foot long by 55-foot wide lot is developed with a two-story brick, wood and cmu building organized around a courtyard and covered passageways that link State Street to Lot 5 and to the adjoining buildings at 1225, 1229-1233 and 1235 State Street that compose the remainder of the Victoria Court retail complex. On its south side the project parcel abuts the Claeysens Center (former State Theater) at 1219 State Street. The existing building melds a number of architectural motifs, including vernacular elements, such as its exposed brick walls, multi-light steel windows and brick paving, as well as modest references to Mediterranean style architecture, including the building's red tile roof, stucco moldings, scrolled rafter tails, and stone veneer around the main entrance on State Street. While the building's north and south elevations are not visible because they are contiguous with adjoining commercial properties, the elevations that compose portions of the interior courtyards and open corridors are visible.

East Elevation (State Street façade)

The State Street façade is linear in configuration with its first floor composed of an asymmetrical arrangement of recessed porches with flat lintels, fixed windows and doors separated by shallow rectangular piers. The piers are set on either side of a centrally-placed arched opening embellished with sandstone type veneer that forms the entrance to a covered passageway leading through the building to Lot 5 (Figures 12 - 15). On its south side, the central opening is flanked

by a recessed porch and a fixed six-light window with a metal frame that form one of the elevation's two storefronts. To the north of the central opening is a three-light fixed window, flanked on its north by a small recessed porch sheltering the elevation's second storefront.

The second floor is composed of an asymmetrical arrangement of five sets of narrow paired, one-over-one sash window set in arched stucco reveals. A shed roof covered in c-shaped terra cotta tiles, whose shallow eaves are supported by wood rafters, extends the length of the street façade. While the building's north and south elevations are not visible because they are contiguous with adjoining commercial properties, the elevations that compose portions of the interior courtyards and open corridors are visible.

West Elevation (Facing Chapala Street)

In contrast to the State Street façade, the building's west elevation is more utilitarian in design with two-story wings separated by a pedestrian paseo leading to State Street (Figures 16 - 19). The two-story wing on the north is clad in stucco and features large metal-framed windows, while the wing on the south features stuccoed walls with a second floor terrace extending off a restaurant space that occupies a portion of the second floor. This wing's fenestration is composed of a balanced arrangement of metal-framed doors and windows with a bay door at the south end of the elevation. The wing on the north end of the elevation houses retail space on the first floor, while the wing flanking the south side of the is the location of the Victoria Court Post Office. The series of open corridors and the courtyard feature stucco and brick siding and steel-framed windows and doors of varying dimension on the first and second floors. Open and partially enclosed staircases provide access to the second floor. Flooring at the west end of the paseo and courtyard features rectangular concrete pavers and brick pavers in the east end.

Alterations and Modifications to the Exterior of the Building

The following alterations have been made to the east elevation since the building was constructed in 1911:

- In 1914 a second floor was added to the original one-story building;
- In April of 1926 a permit was issued to partially demolish the presumably earthquake-damaged street façade and interior (Permit #A-1850, April 13, 1926). Later that same month a permit was granted to repair the front and rear elevations and install an interior partition wall (Permit #A-1895, April 23, 1926). In July of the same year a permit was issued to add a Mediterranean style wrought metal balcony on the street facade (Permit #A-1850, April 13, 1926 & Permit #A-2228, July 29, 1926); the next month

another permit was granted to add a temporary partition to the second floor (Permit #A-2273, August 11, 1926);

- In 1932 alterations were made to the first floor stores facades when the building was leased to Sears and Roebuck & Company (Permit #A-7358, May 3, 1932);
- In 1933 unspecified alterations were made to the second floor street frontage (Permit #A-7889, August 28, 1933);
- In 1934 further alterations were made to the first floor storefronts (Permit #A-8167, June 27, 1934);
- Minor changes, including the addition of a chimney and the partial enclosure of a staircase, were made in 1935 and 1937 (Permit # A-9087, December 30, 1935 and Permit #A-8167, January 28, 1937);
- In 1944 the Morrow Roofing Company re-roofed the building (City of Santa Barbara Permit #B-7346, February 18, 1944);
- The front entrance was remodeled in 1946 (Permit #C-1826, June 24, 1946). It was at this time that the first floor of the mid-1920s street façade was remodeled with new fenestration and the central archway was converted to a recessed entry with a flat lintel. The second floor was encapsulated by exterior sheathing which converted the second floor into a blank wall that formed a marquee emblazoned with the word "Sears."
- In 1977 the properties at 1221, 1225 and 1231 State Street underwent extensive remodeling that transformed the three buildings into Victoria Court, a retail and commercial center (this remodeling also included 1235 State Street, which was the former Commercial Bank Building). The owner of the parcels was Carl Johnson. Among the permits for this project is a permit issued to remove the 1946 street facade and an interior load-bearing wall (Permit #A-11033, July 1, 1977). The architect for the project was Designworks. The extent of the demolition of the street façade is documented in a 1977-1978 photograph (see Figure 9). This photograph clearly demonstrates that the mid-1920s scheme for the second floor and its roof had remained intact under the 1946 addition (described above) while the first floor had been extensively altered leaving only elements of the upper portion of the central archway in place;
- In 1980 Carl Johnson received a permit for alterations, including raising the floor and relocating windows and doors (Permit Application dated May 13, 1981);

- In 1987 a Master Application was filed to remodel the street façade of the existing McDonald's Restaurant. Alterations included installation of a new door and windows. This created a covered, recessed patio at the south end of the street façade (see Figure 10). The architect for the project was Designworks (Master Application dated March 12, 1987);
- In 1990 a permit application was submitted to transform McDonald's front patio area into enclosed space through the insertion of fenestration on the first floor of the State Street façade and the addition of a glazed door. The designer for the project was Designworks (Permit Application dated January 19, 1990) (see Figure 11);
- In 1998 a permit was granted to remove existing fenestration and relocate existing windows to create an outdoor dining space on the street façade. The architect/designer for the project was Dennis Reeves (BLD98-0706, June 16, 1998);
- In 2002 a permit was granted to remodel the existing street front to add 170 square feet through enclosing an existing covered dining area. (Permit #BLD2002-02618, April 15, 2002); and
- In 2009 a permit was granted to reroof the building with single-ply white roofing to match the existing roofing material (Permit #BLD 2009-02618).

8.2 Landscaping

Landscaping within the project parcel is confined to the courtyard area which is planted with vines and ornamental plants in tubs and fixed planters at the west end of the paseo until it exits into Lot 5, where the landscaping consists of ornamental trees, ground covers and small shrubs.

Alterations and Modifications to the Landscaping

The existing landscaping dates from 1977 or later.

9.0 EVALUATION AND ANALYSIS

As summarized in Section 3.0 of this report, the property at 1221 State Street is listed on the City of Santa Barbara Potential Historic Resource List. Therefore, the property at 1221 State Street is a significant resource for the purposes of environmental review. This section of the HSSR will identify and evaluate impacts that could result from implementation of the proposed project.

9.1 Project Thresholds

This component of the study will assess the potential impacts that may result from the implementation of the proposed project. The City MEA uses State CEQA Guidelines #15064.5 for determining the significance of impacts to historic resources:

An adverse effect is defined as an action that will diminish the integrity of those aspects of the property that make it eligible for listing in a local, State or National register of historic resources. CEQA defines adverse effect in the following manner: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resource Code 15064.5 (b)). Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Public Resource Code 15064.5 (b1)).

CEQA defines material impairment of a historic resource as follows:

(A) Demolishes or materially alters in a adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA. (Public Resources Code 15064.5 (b2)).

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.

- (4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.*

The following direction for applying mitigation measures is found in Section 2.5 of the *MEA Guidelines for Archaeological Resources and Historic Structures and Sites* (2002: 65 - 70).

These include the following:

- 1) In-situ preservation is the preferred manner of avoiding damage to significant historic resources.*
- 2) Planning construction so that demolition or alteration of structures, sites and natural objects are not required; and*
- 3) Incorporating existing structures, sites and natural objects into planned development whenever avoidance is not possible.*

As noted in the guidelines the appropriateness of potential mitigation measures is dependent on the type of historic resource and its degree of importance. A resource's significance is tied to its level of eligibility for listing at the local, state and national level (MEA 2002: 66-67). The following range of potential mitigation measures are listed in the MEA:

- 1) Rehabilitation without relocation on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 2) Preserving the historic structure on site as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 3) Relocation and preservation of the historic structure on site for use as habitable space, including compliance with all State Historic Building Code requirements. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 4) Relocation and preservation of the historic structure on site for use as non-habitable space. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 5) Compatible incorporation of façade only of historic structure into the design of the new building on site (this treatment would not meet the Secretary of the Interior's Guidelines that would apply to this treatment).*
- 6) Advertisements for acquisition and relocation of structures with its subsequent rehabilitation at its new site. The Secretary of the Interior's Guidelines would apply to this treatment.*
- 7) Demolition of historic structures with recordation according to the Community*

Development Department's "Required Documentation Prior to Demolition" standards.

- 8) Commemoration of the demolished structure with a display of text and photograph within the new building.
- 9) Commemoration of the demolished structure with a display of text and photograph on the exterior of the new building.
- 10) Commemoration of the demolished structure with an enclosed display of texts and photographs on the perimeter of the property at the primary entrance.
- 11) Salvage of significant materials for conservation in an historical display.

Secretary of the Interior's Standards for Rehabilitation:

The following standards developed by the National Park Service to evaluate impacts to historic resources will guide the evaluation of the proposed project:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

9.2 Work Plan

The work plan focuses on identifying the property's character and non-character-defining features to provide a basis for evaluating the project's impacts to the significant historic resource identified in this report. The evaluation applies the Secretary of the Interior's Standards for Rehabilitation to determine the project's impact on significant historic resources.

Identifying the Property's Significant Historic Resources and their Character Defining and Non-Character-Defining Features

As noted above, the property at 1221 State Street was surveyed in 1978 as part of an architectural survey of the City's downtown. In 1978 the building at 1221 State Street was determined eligible for listing in the California Register of Historical Resources but ineligible for listing in the National Register of Historic Places. The property was added to the City of Santa Barbara Potential Historic Resources List in 1978 (Record #644). A subsequent Historic Resources Inventory Form was prepared in 1979 by Julia F. Brown and Judy Triem.

9.2.1 The Building at 1221 State Street

Period of Significance

While a period of significance was not assigned when the property was added to the Potential Historic Resources List in 1978, it would appear from a review of the Architectural Survey Form prepared in the same year (1978) that the building's period of significance comprises the period between the initial construction of the building in 1911 and 1926, when it was remodeled and repaired following the 1925 Santa Barbara Earthquake.

Character-Defining Elements of the Building

The following elements of the house **are** character-defining:

- Street façade including the following: 1) linear configuration; 2) second

floor fenestration; 3) decorative tile clad roof extending the length of the street façade; 4) the east elevation's central archway; and 5) presence of stucco sheathing;

The following elements of the building **are not** character-defining:

- West elevation (rear), which was substantially altered in 1978 when Victoria Court was created; and
- The courtyard and paseo elevations.

9.2.2 Landscaping and Hardscape

All of the hardscape and softscape **are not** character-defining:

9.3 Analysis of the Proposed Project

Project Description

The applicant proposes to convert the south end of the first floor from enclosed space into a covered dining area by removing the existing metal-framed windows and doors and replacing them with a railing and new fenestration inserted into the rear dining area wall (see Appendix A for architect's plans).

9.3.1 Application of the Secretary of Interior's Standards for Rehabilitation to the Project

The following Standards apply to the project as a whole:

Standard 1: The property has historically functioned as a commercial property and would continue to do so; therefore, the proposed project meets Standard 1.

Standard 2: Proposed Project: The east elevation's first floor was remodeled in 1977-1978, when the buildings at 1221, 1225 and 1229-1233 State Street were remodeled to create Victoria Court. The remodeling removed a storefront installed in the 1940s and remodeled the first floor, including re-creating a central arched opening. The second floor was returned to view by removing a false façade covering the original fenestration. As rebuilt the first floor of the street façade was composed of a central arched entrance to the building's paseo, flanked on either side by storefronts. Between 1980 and 2002 the street façade's first floor was remodeled a number of times. A remodeling in 1987 converted a portion of the enclosed storefront housing the McDonalds Restaurant into a covered dining area by removing the existing fenestration. In 2002 this covered dining area was converted back to interior space when windows and a door were installed. The current proposal is to remove the first floor fenestration at the south end of the State Street façade and in its place re-create the covered dining area originally installed in 1987.

Analysis: The overall configuration of the State Street façade's first floor, with the exception of the central archway, which predates the 1940s, dates to 1978 when the building was remodeled to form part of Victoria Court. The fenestration proposed for removal was installed in 2002 when a covered dining area was first installed in 1987. The covered dining area proposed for reinstallation postdates the period of significance. Because the existing first floor (with the exception of the central arched opening) postdates the period of significance, the re-introduction of a covered dining area at the south end of the east elevation would not introduce an architectural element that is out of character with the building as it has existed since its transformation into a component of Victoria Court in 1978. Moreover, the installation of the covered dining would not disrupt the linearity of street façade or the remaining historic elements of the street façade, including the second floor, roof, and central archway. Therefore, the proposed project to re-install a covered dining at the south end of the west elevation, which would not impact the architectural integrity of the building or its surviving original elements, meets Standard 2.

Standard 3: The project does not propose the addition of conjectural architectural features or elements from other historic properties. Therefore, the proposed project meets Standard 3.

Standard 4: The project does not propose changes to features that have acquired historic significance in their own right. Therefore, the proposed project meets Standard 4.

Standard 5 is met because the project would retain all of the existing historic fabric on the building's east elevation and would not introduce design elements, materials or features that are out of character with the building as it has existed since the late 1970s. Therefore, the proposed project meets Standard 5.

Standard 6: The project does not propose the repair of historic building fabric. Therefore, the proposed project meets Standard 6.

Standard 7: The project does not propose chemical or physical treatments to the property's historic buildings, structures or features. Therefore, the proposed project meets Standard 7.

Standard 8: The application of this criterion to archaeological deposits is beyond the purview of this report.

Standard 9: The proposed project would not result in the loss of historic building material, features, or alter significant spatial relationships or spaces that characterize the building's street façade. Moreover, the reinstallation of covered dining at a location where it once existed would not disrupt or alter in a substantial manner the historic character of the street façade. Therefore, the proposed changes to the west

elevation of the building meet Standard 9.

Standard 10: The proposed alterations to the building meet Standard 10 because the covered dining could be removed in the future with no substantial impact to the historic elements of the street façade or its integrity as a potential historic resource. Therefore, the proposed alterations to the west elevation, including the removal of the non-historic fenestration, meet Standard 10.

9.3.2 Evaluation of Cumulative Impacts to Significant Historic Resources at 1221 State Street from the Proposed Project

The cumulative impact analysis will focus on evaluating the effect of the proposed project at 1221 State Street and other past, present and reasonably foreseeable projects in the vicinity. To assess the effects of the proposed project on nearby significant historic resources, the definition of significant effects from CEQA Appendix G, Section 15064.5, was used in combination with the more specific language found in Section 106 of the National Preservation Act of 1966 (36 CFR §800 as amended). Specifically, Number § 800.5 (a) (1) states that: *an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative. Cumulative impacts can be defined as the total effects on a resource of that action and all other activities affecting that resource (CEQ 1987).*

The relevant adverse effects listed in § 800.5 (a) (2) are:

(iv) Changing the character of the property's use or of physical features within the property's setting that contribute to its historic significance; and

(v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

Cumulative Impacts are defined by CEQA as two or more individual impacts which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA Guidelines, Sections 15064 and 15355). The focus of the analysis will be on assessing potential effects associated with the proposed project at 1221 State Street and its contribution to cumulative impacts to the character-defining features of significant historic resources

identified in this report. Recently completed or approved projects in the area include the Alma Del Pueblo mixed-use development at 34 West Victoria Street, the renovation of the Victoria Street Theater at 33 West Victoria Street and the approved Arlington Village project at 1330 Chapala Street.

Because of the minor nature of the project at 1221 State Street, which is confined to the removal of existing non-historic fenestration to create a covered dining area, the proposed project does not have the potential for contributing in a substantial manner to cumulative impacts to significant historic resources near or adjacent to the project parcel. Therefore, if the project is implemented as currently proposed, the impact of these changes, which meet the Secretary of the Interior's Standards for Rehabilitation, would result in a Less than Significant Cumulative Impact (Class III) to cumulative impacts to the historic resource at 1221 State Street or nearby or adjacent significant historic resources.

9.3.3 Impacts to Adjacent Significant Historic Resources

The project parcel at 1221 State Street is located within El Pueblo Viejo Landmark District and is one of three parcels included composing Victoria Court, listed on the City of Santa Barbara Potential Resources List.

The proposed project at 1221 State Street, which meets the Secretary of the Interior's Standards for Rehabilitation, does not have the potential for substantially impacting the historic streetscape on the 1200 block of State Street since the alterations are minor in scope and after their implementation the building would retain its architectural integrity and would continue to make a substantial contribution to the historic streetscape. The incremental contribution of the project at 1221 State Street to cumulative impacts resulting from this project and other projects in the neighborhood to significant historic resources and the surrounding El Pueblo Viejo Historic District are Less than Significant (Class III) because the implementation of the proposed project would not substantially impact the physical integrity of the resource or its ability to convey its appearance during the resource's period of significance.

10.0 SUMMARY OF FINDINGS AND CONCLUSIONS

This Phase 2 Historic Structures/Sites Report prepared by Post/Hazeltine Associates has determined that the building at 1221 State Street, which is listed in the City of Santa Barbara Potential Historic Resources List and is located in the El Pueblo Viejo Landmark Historic District, is a significant historic resource for the purposes of environmental review. The applicant proposes to make alterations to the building's street façade. An application of the Secretary of the Interior's Standards for Rehabilitation concluded that the proposed project meets the Standards and project impacts would be Less than Significant (Class III).

11.0 REFERENCES

Published Sources and Professional Reports Consulted:

Andree, Herb and Noel Young.

1975 *Santa Barbara Architecture: From Spanish Colonial to Modern*,
Santa Barbara: Capra Press.

Clark, Clifford E.

1986 *The American Family Home: 1800-1960*. University of North Carolina Press, Chapel Hill.

McFarlane Archaeological Consultants

2015 Phase 1 Archaeological Resource Survey, 1221 State Street, Santa Barbara California.

National Park Service

The Secretary of the Interior's Standards for the Treatment of Historic Properties.

1991 Brochure, Preservation Assistance Division, Washington D.C.

2002 *The Secretary of the Interior's Standards for the Treatment of Historic Properties.*
Brochure, Preservation Assistance Division, Washington D.C.

Post/Hazeltine Associates

2010a Historic Structures/Sites Report for 34 West Victoria Street, Santa Barbara, California. Prepared for Urban Developments Inc., April 6, 2010.

2010b Historic Structures/Sites Report for 1303 State Street, Santa Barbara, California. Prepared for Mr. Art Bosse, August 20, 2010.

2011 Historic Structures/Sites Report for 33 West Victoria Street, Santa Barbara, California. Prepared for Ensemble Theatre, May 17, 2011.

2013 Phase 2 Historic Structures/Sites Report for 1330 Chapala Street. Prepared for Metropolitan Theatres.

2014 Phase 2 Historic Structures/Sites Report Addendum for 1330 Chapala Street. Prepared for Metropolitan Theatres.

Santa Barbara, City of

1993 City Charter Section 817: Historic Landmarks Commission, Powers and Duties. Approved by election held November 2, 1993; effective November 29, 1993.

2002 City of Santa Barbara Master Environmental Assessment (MEA) (City of Santa Barbara MEA: *Guidelines for Archaeological Resources and Historic Structures and Sites Reports*) (January 2002).

2009 Guidelines: El Pueblo Viejo Landmark District, adopted May 12, 2009.

The following archives were used in the preparation of this report:

Santa Barbara Historical Museum, Gledhill Library

University of California Santa Barbara, Map and Imagery Lab

MAPS & FIGURES

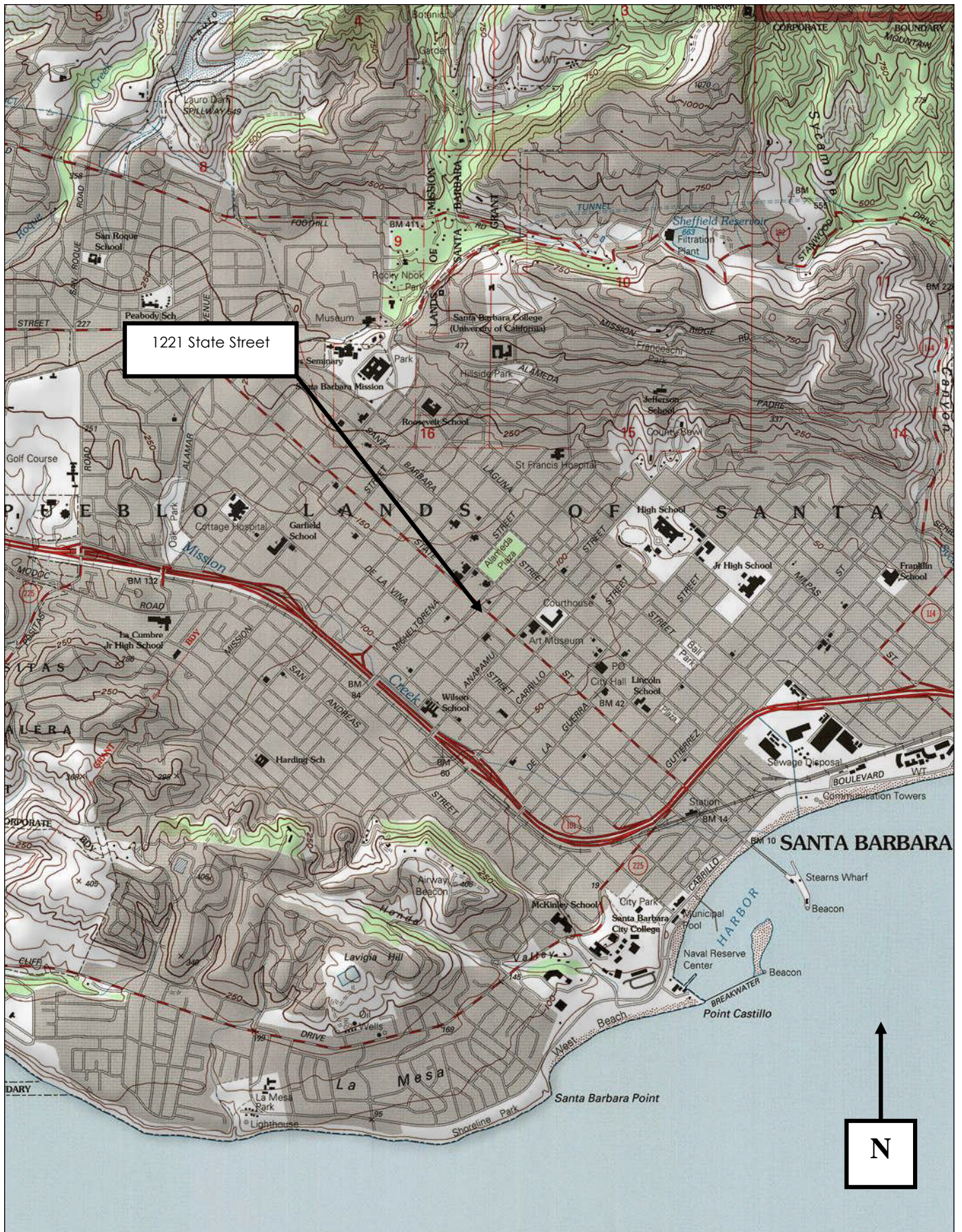


Figure 1
Location Map for 1221 State Street

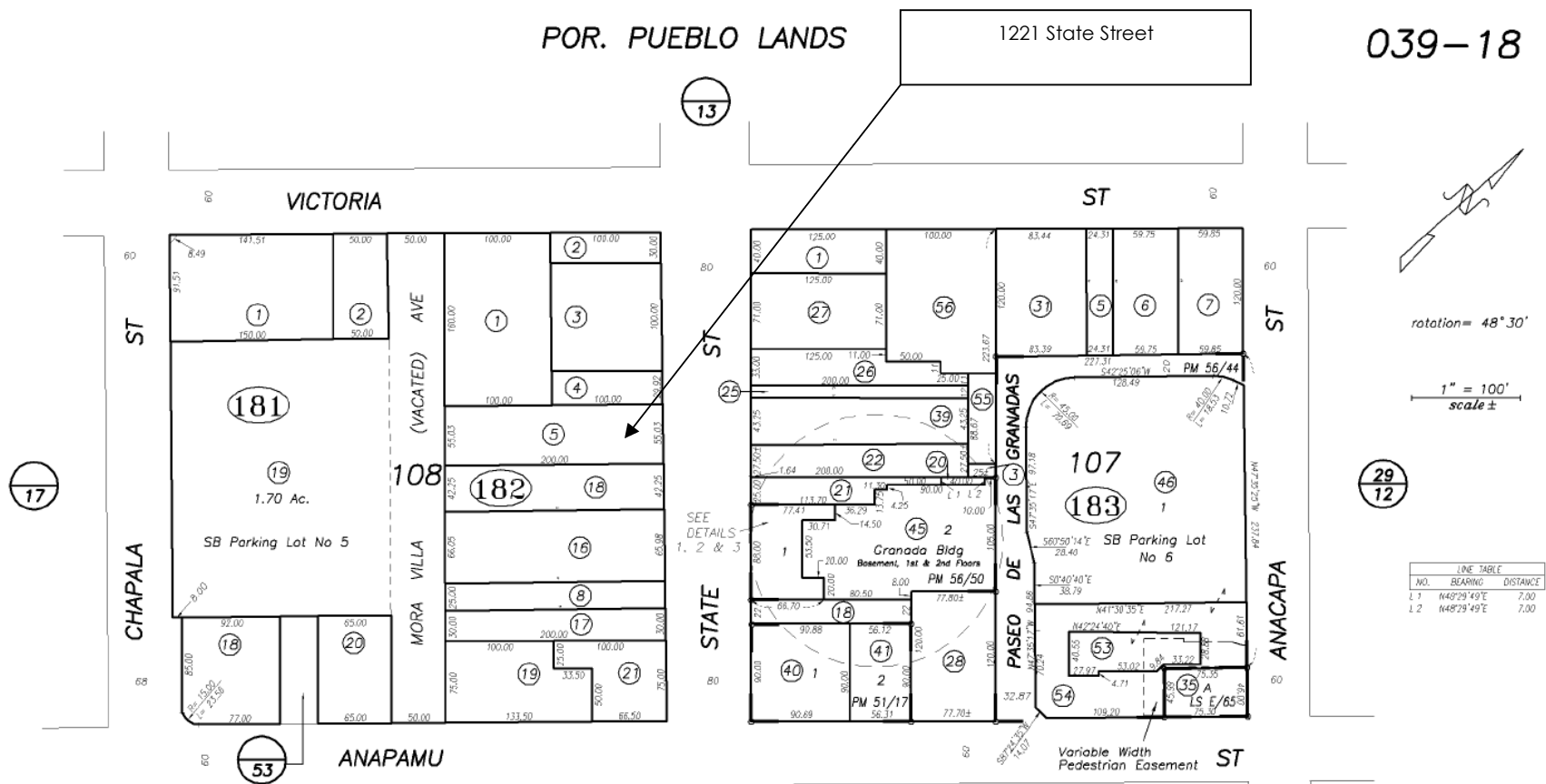


Figure 2

Assessor's Parcel Map for 1221 State Street

(APN 039-182-005)



Figure 3

1200 block of State Street looking northwest



Figure 4

1200 block of State Street, looking south

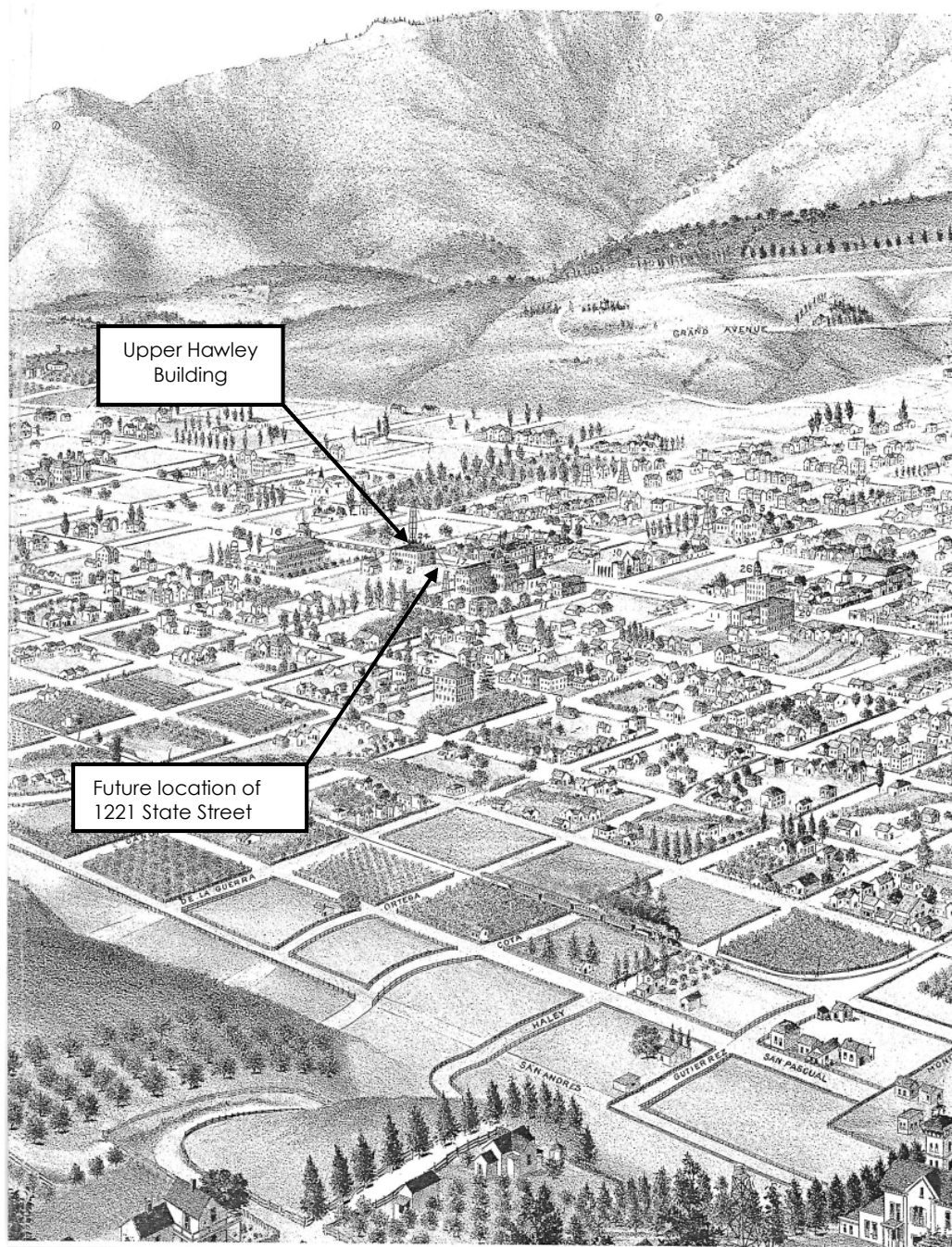


Figure 5
1888 Bird's Eye Map of Santa Barbara

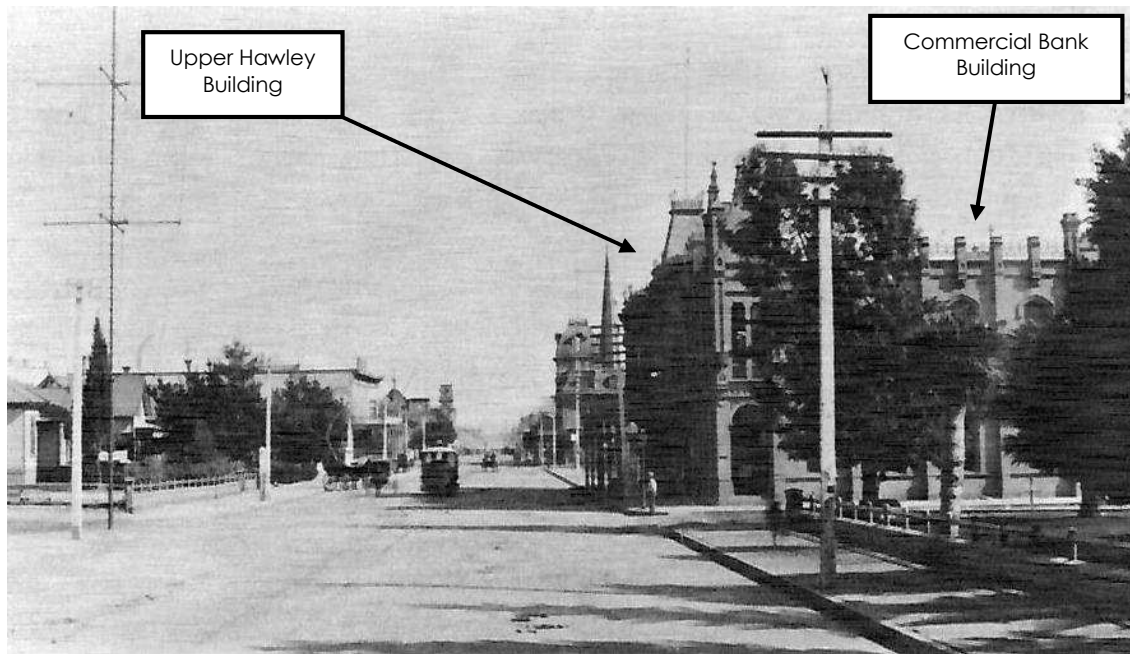


Figure 6
Circa-1900 photograph of the 1200 block of State Street,
looking south
(Santa Barbara Historical Museum, Gledhill Library)

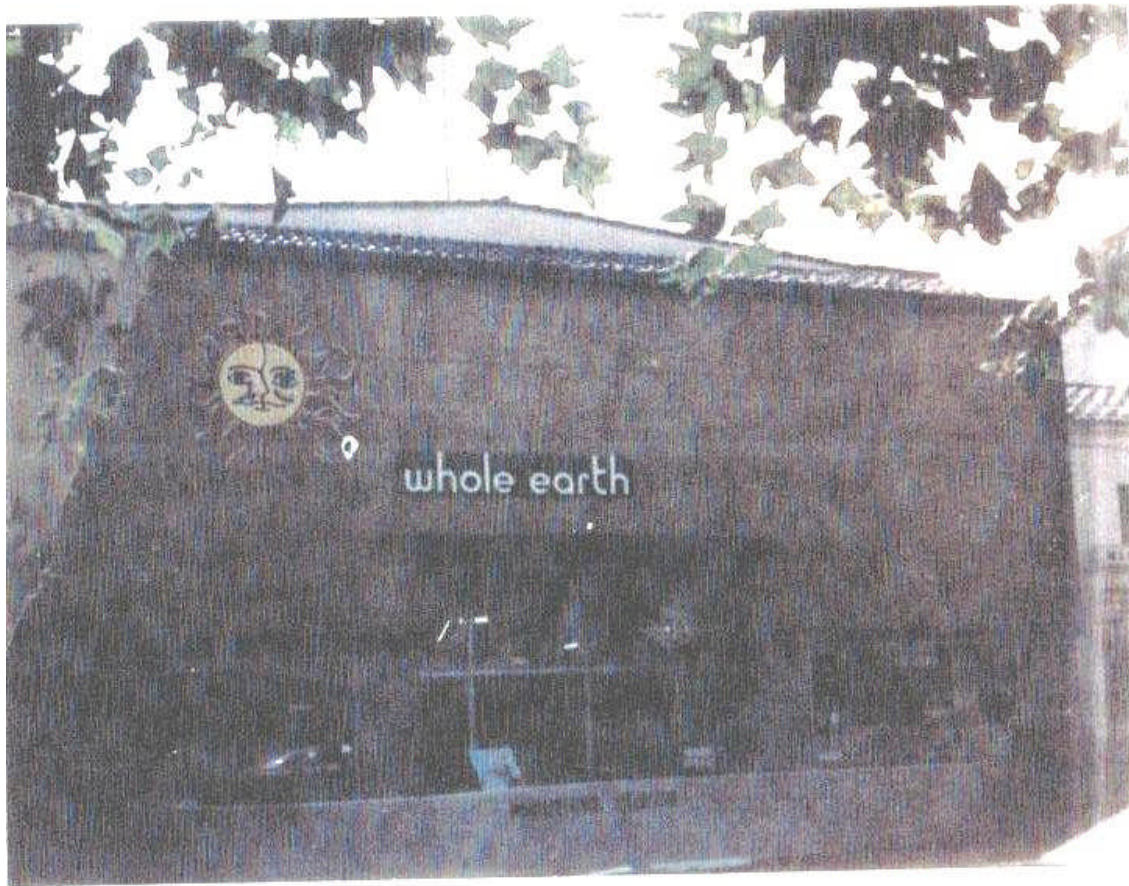


Figure 7

Circa-1975 Photograph of 1221 State Street, depicting the street façade as remodeled by Cheesman. Notes: by 1970 the Sears signage had been removed; 2) the original photograph is of very poor quality.

(City of Santa Barbara, Community Planning Department, Photographic files for the 1200 block of State Street)

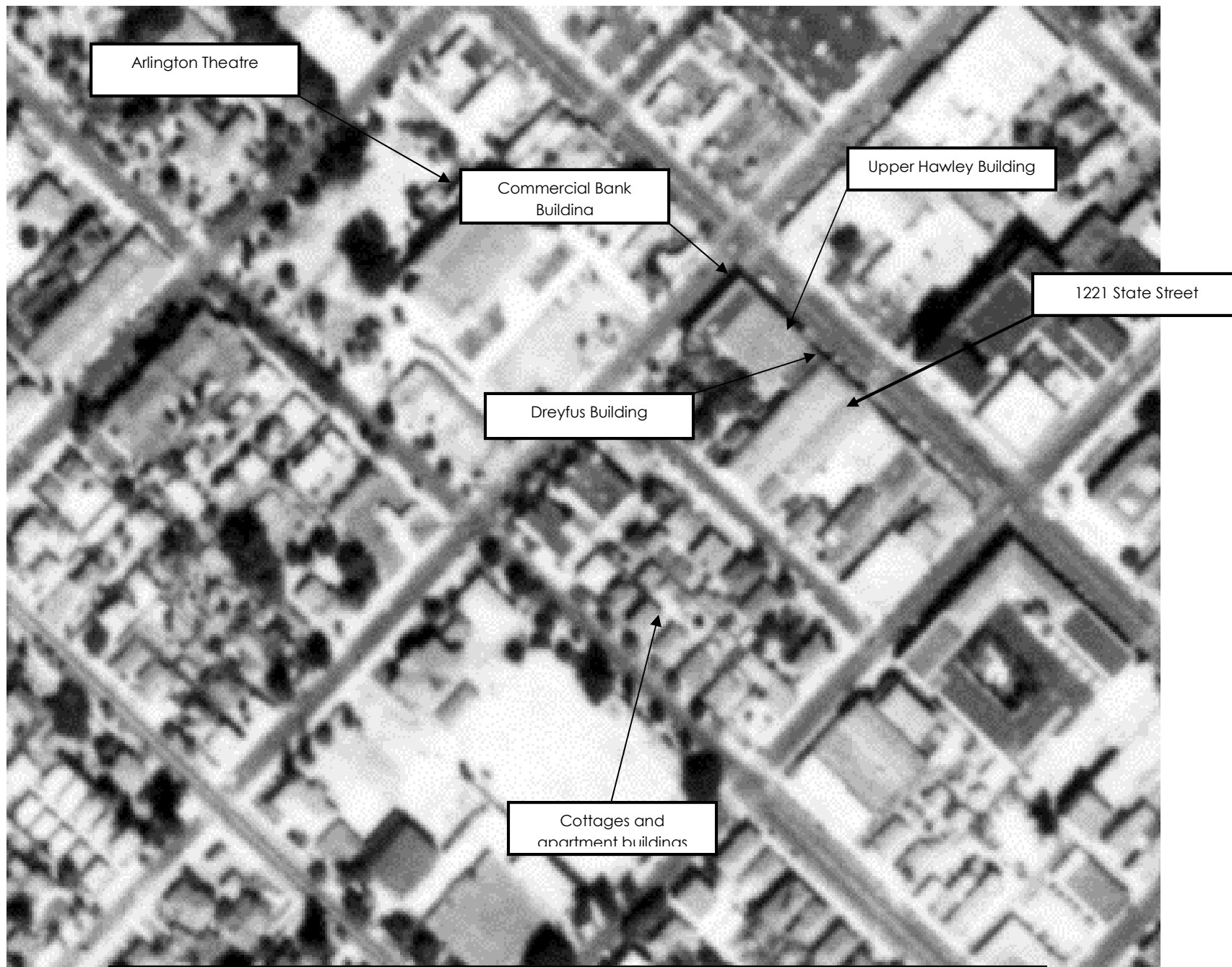


Figure 8

1943 Aerial Photograph of Downtown Santa Barbara

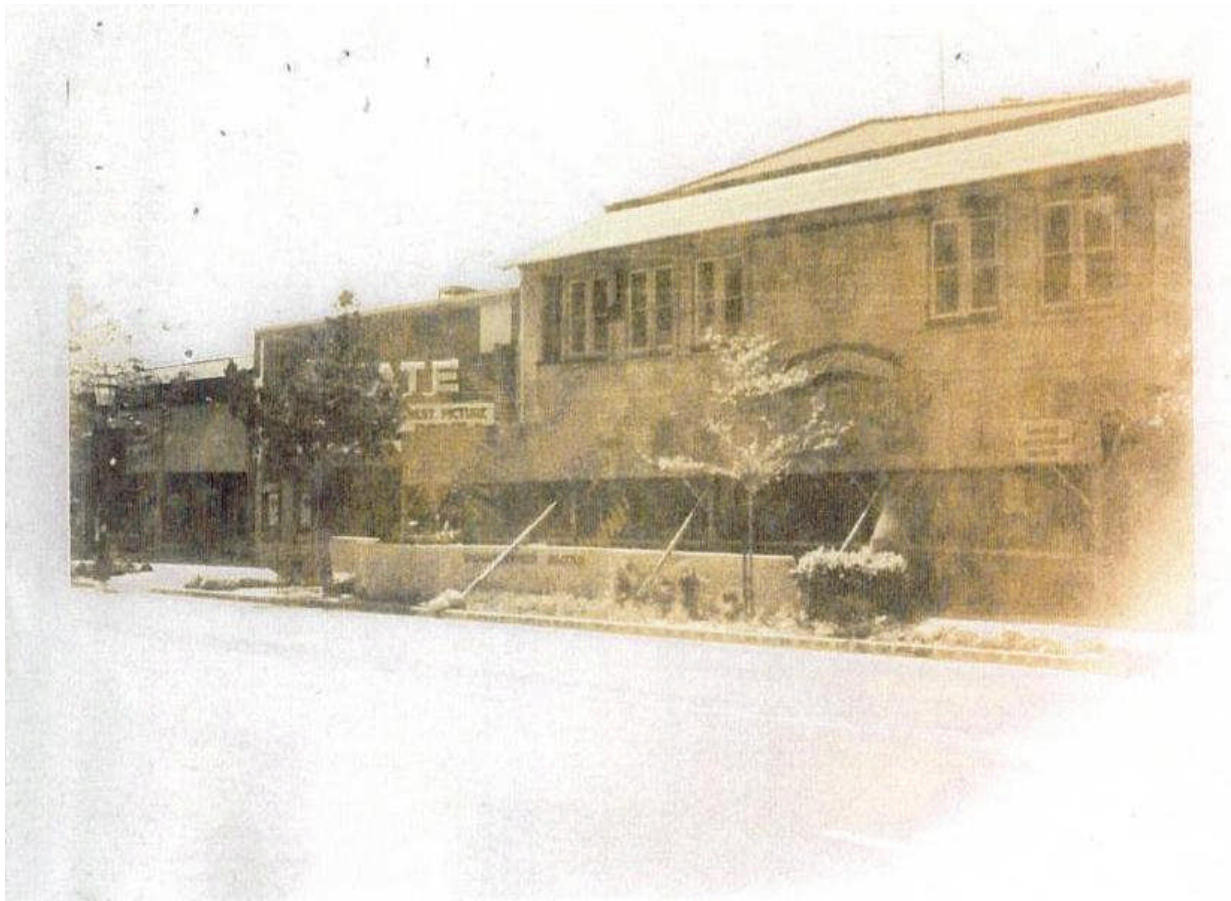


Figure 9
1221 State Street in 1977-1978
(City of Santa Barbara, Community Planning Department, Photographic files for the
1200 block of State Street)



Figure 10

1221 State Street in circa-2002

(City of Santa Barbara, Community Planning Department, Photographic files for the 1200 block of State Street)



Figure 11

1221 State Street in circa-1987

(City of Santa Barbara, Community Planning Department, Photographic files for the 1200 block of State Street)



Figure 12
1221 State Street (2015)
East Elevation, looking northwest



Figure 13
1221 State Street (2015)
East Elevation, looking west



Figure 14
1221 State Street (2015)
South end of the East Elevation, looking west



Figure 15
1221 State Street (2015)
North end of the East Elevation, looking northwest

d



Figure 16
1221 State Street (2015)
West Elevation, looking east



Figure 17
1221 State Street (2015)
Paseo at west end of building



Figure 18
1221 State Street (2015)
Paseo, looking south



Figure 19
1221 State Street (2015)
Courtyard, looking south

APPENDIX A

ARCHITECT'S PLANS

(LMA ARCHITECTS)



Frontal South Portion



Frontal North Portion



Front Oblique



Entry Vestibule Side



Entry Vestibule Rear



North Side Oblique

Consultant

Revisions

Date	#	Remarks

Client

SIMA Management Corp.
1231 State Street
Santa Barbara, CA 93101

1221 State Street
Improvements
Santa Barbara, CA 93101

Photos

PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION
DATE Feb 25, 2015

Date 2/25/15	Job Number 1503
Drawn By RWB	Checked by RWB
Sheet	of Sheets

A2

xref> 1503ar00tblk.dwg

Date	#	Remarks

SIMA Management Corp.
1231 State Street
Santa Barbara, CA 93101

1221 State Street Improvements Santa Barbara, CA 93101

Site / Floor Plan, Statistics, Elevation

PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION
DATE: Mar 04, 2015

Date 2/25/15	Job Number 1503
Drawn By RWB	Checked by RWB
Sheet	of Sheets

A1

xref> 1503ar00tblk.dwg

Sheet Index

A1	Site / Floor Plan, Statistics, Elevations and Detail
A2	Floor Plan, RCP, Interior Elevations
A3	Details
A4	Photos

Project Description

FRONTAGE: Remove (E) storefront and various interior improvements. Provide new recessed storefront, front open patio dining area, including resurfacing of previous interior surfaces and railings, as well as provide sidewalk dining area with railing demarcation.

REAR TRASH AREA: Remove portion of (E) mezzanine level, fill in basement level to raise floor to (E) trash area floor level, increasing trash area to accommodate additional trash/recycle/food scrap capacity for Victoria Court Complex.

Project Statistics

Leasing Agent / Owner: SIMA Management Corporation
1231 State Street
Santa Barbara, CA 93101
(805) 965-1616

Assessor's Parcel Number: 39-182-05

Zoning Designation: C-2

General Plan Designation: General Commerce

Construction Type: VB

Occupancy Group: M/A (To be determined by future tenant)

Lot Size: 10,125 sf

Average Slope: < 2%

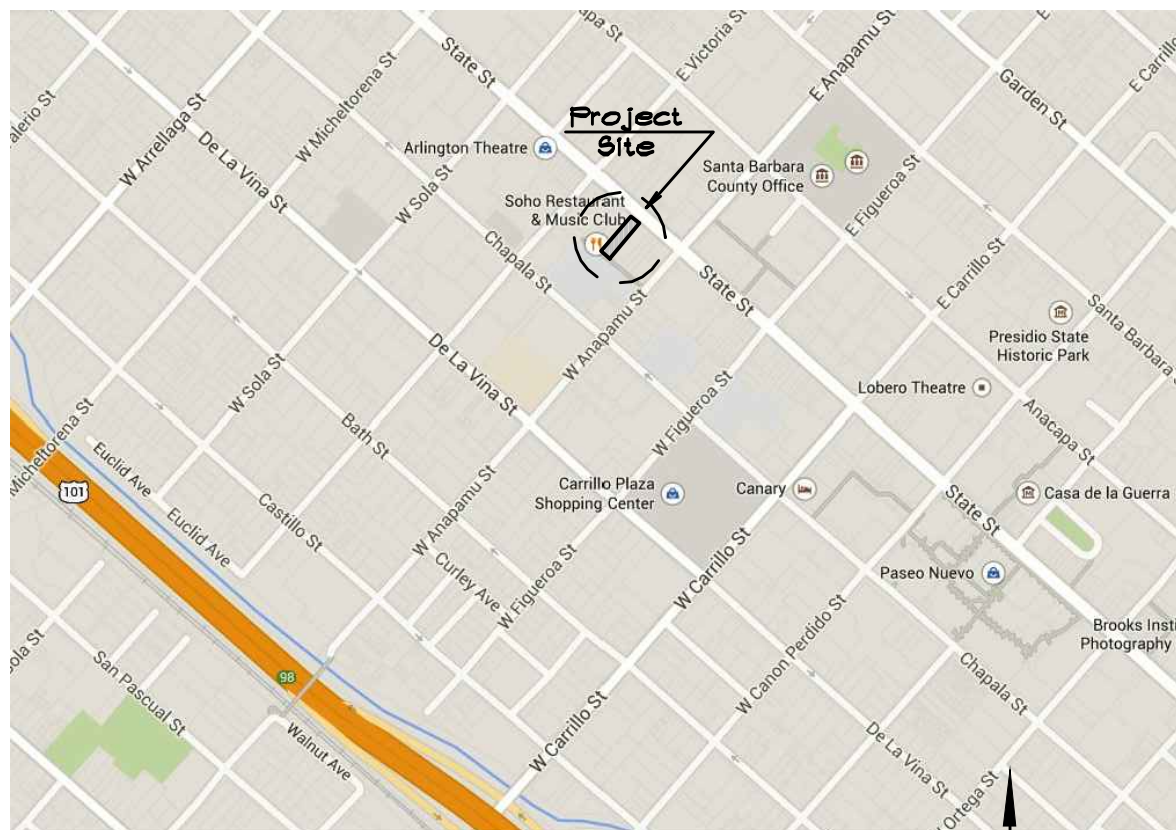
Existing Building Floor Areas:	(E) Gross	(N) Gross
Basement	191 sf	404 sf
Mezzanine	654 sf	404 sf
Ground Floor	8,016 sf	7,730 sf
Extr. Corridors/Patio/Entry	2,121 sf	2,866 sf
Second Floor	N/A	N/A
Total	11,654 sf	11,404 sf

Remodeled Floor Areas:	
Altered Interior and Exterior Spaces	394 sf
Patio Increase	346 sf
Mezzanine Reduction	250 sf
New Total (Net Loss)	990 sf

Site Parking: Required
None (100% Zone of Benefit)

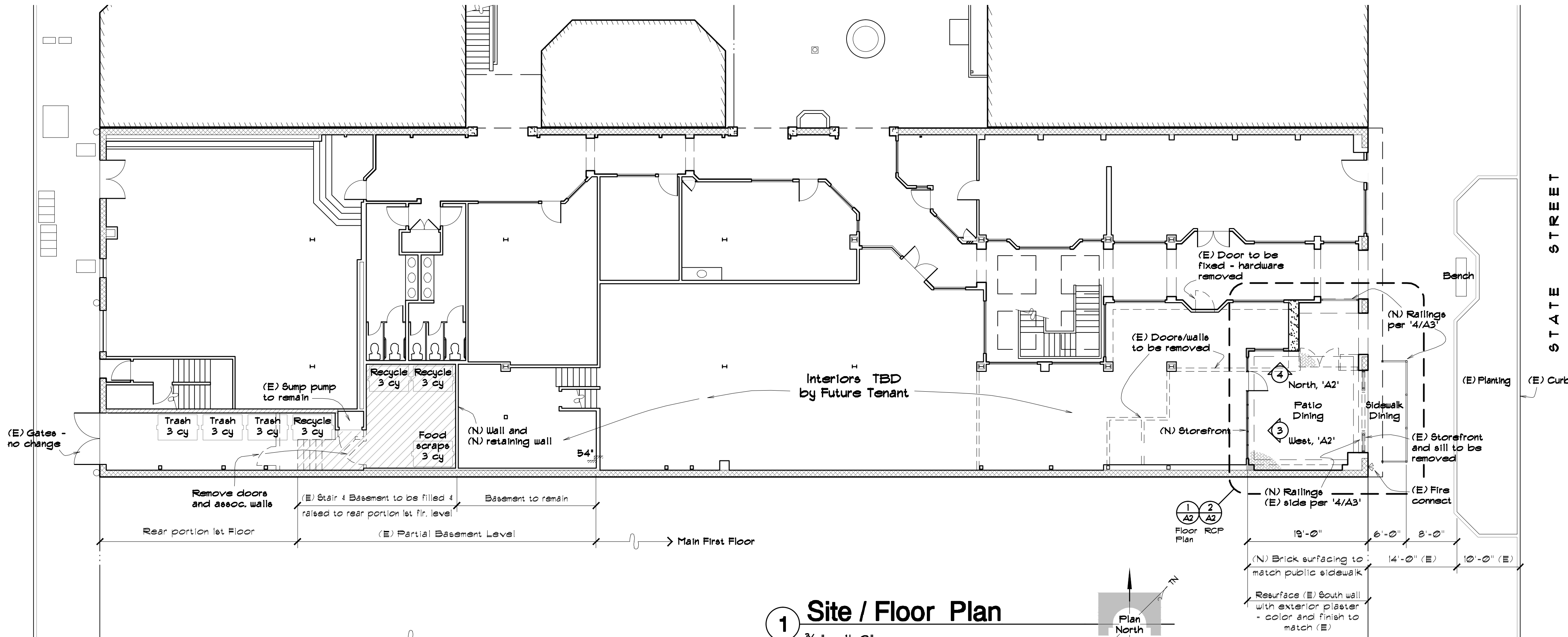
Trash/Recycle Food Scrap Capacities:	Existing	Req'd *	Proposed
Type			
Trash	6-8 cy	8 cy	3 cy
Recycle	3-4 cy	8 cy	3 cy
Food Scraping	0 cy	1-2 cy **	2 cy

* Per email correspondence, 8/21/14 - 8/26/14 with Karen Guntow Environmental
** Suggested



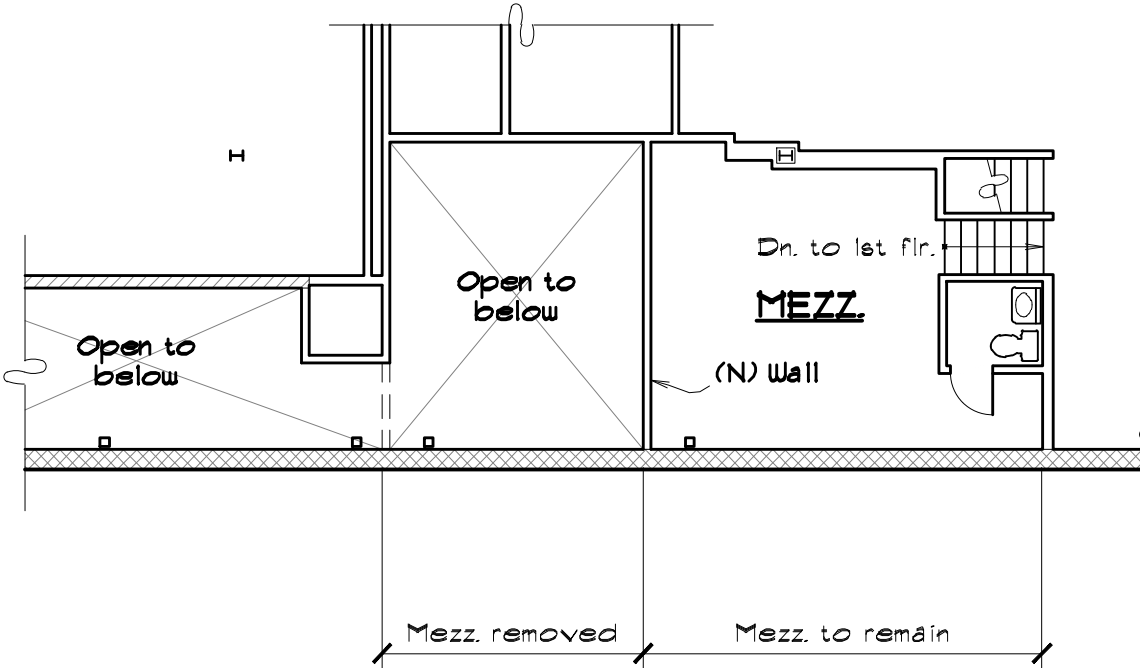
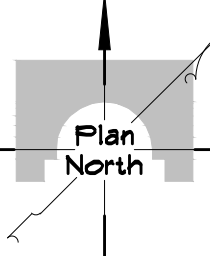
Vicinity Map

Not to scale



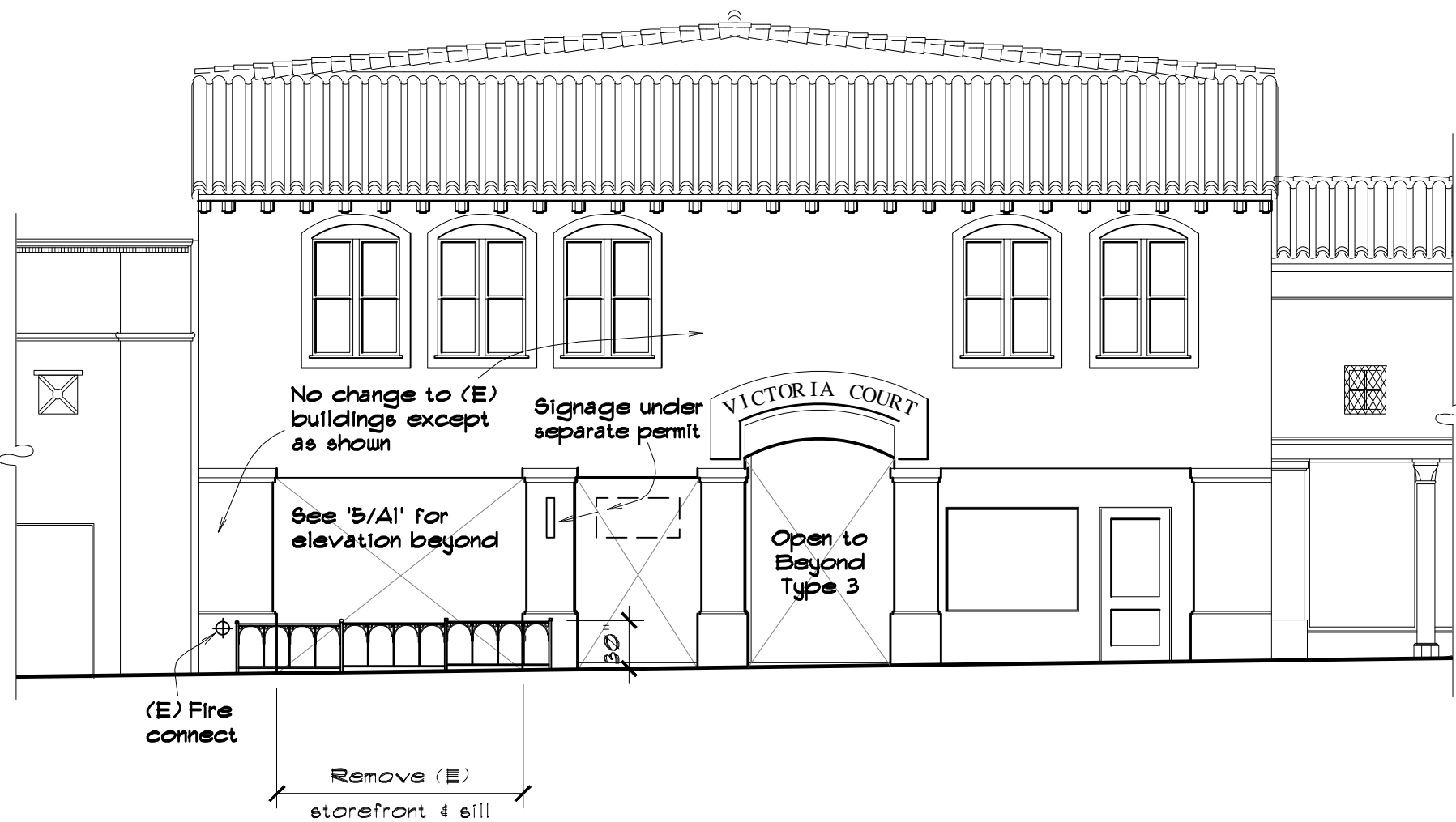
1 Site / Floor Plan

$\frac{3}{32}'' = 1'-0''$



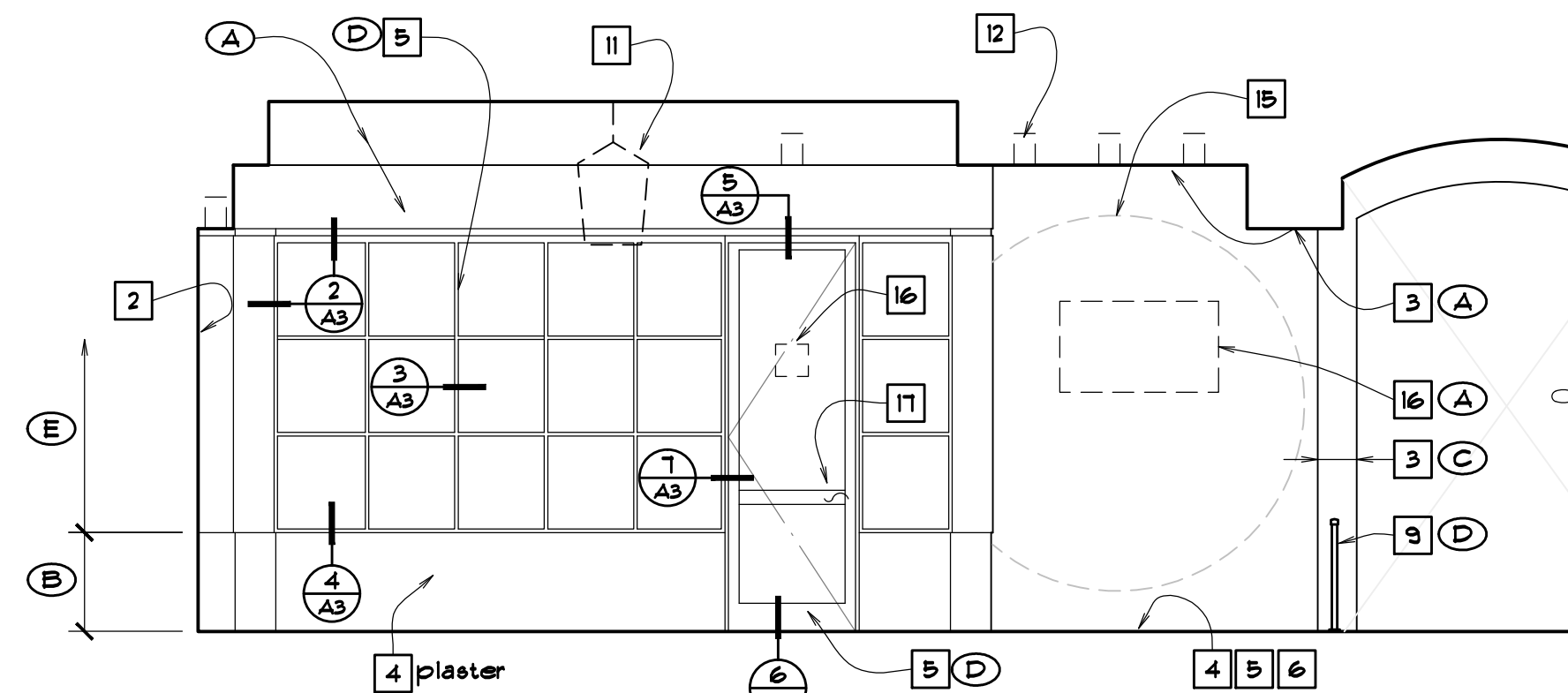
2 Mezzanine Plan

$\frac{3}{32}'' = 1'-0''$

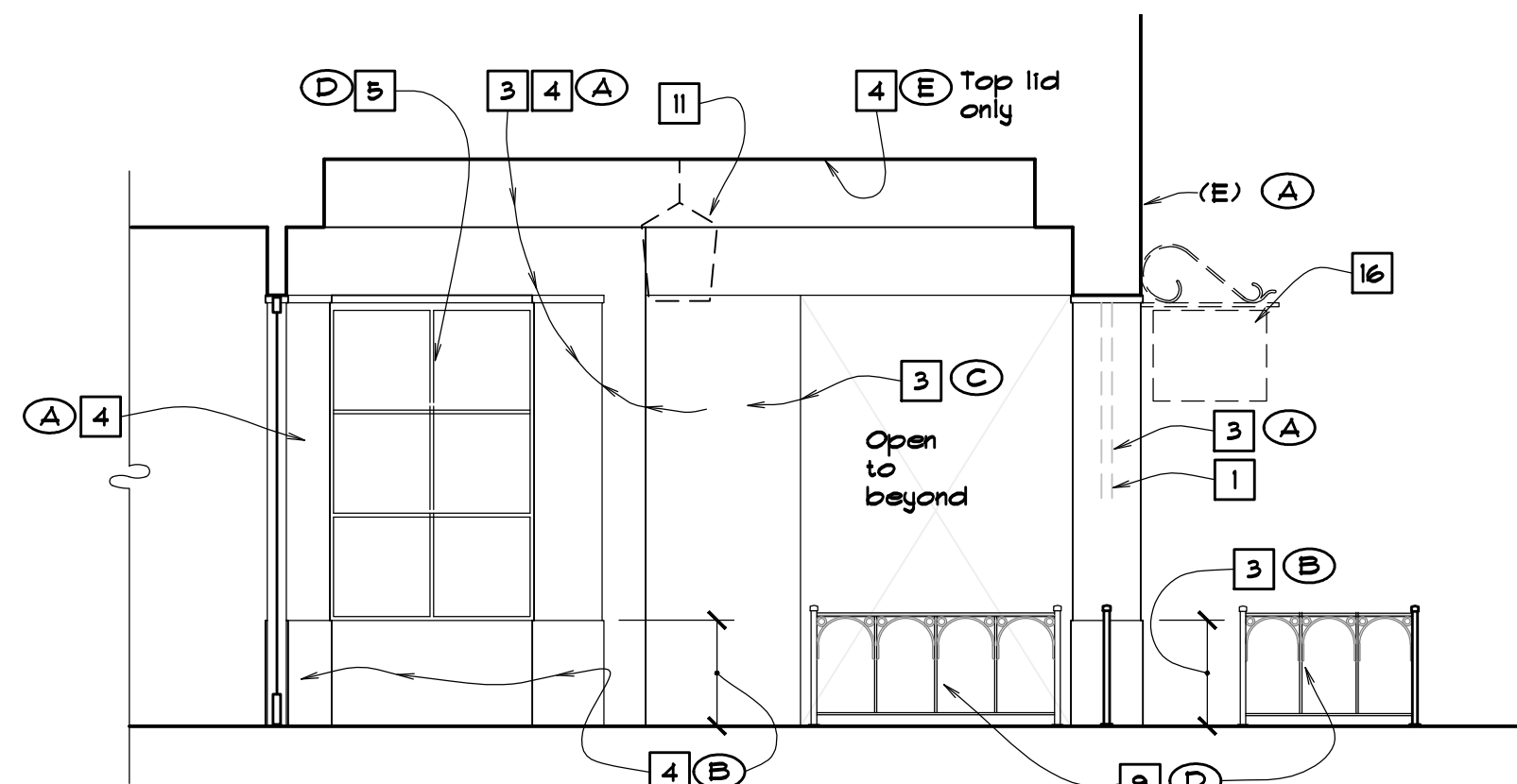


3 State Street Elevation

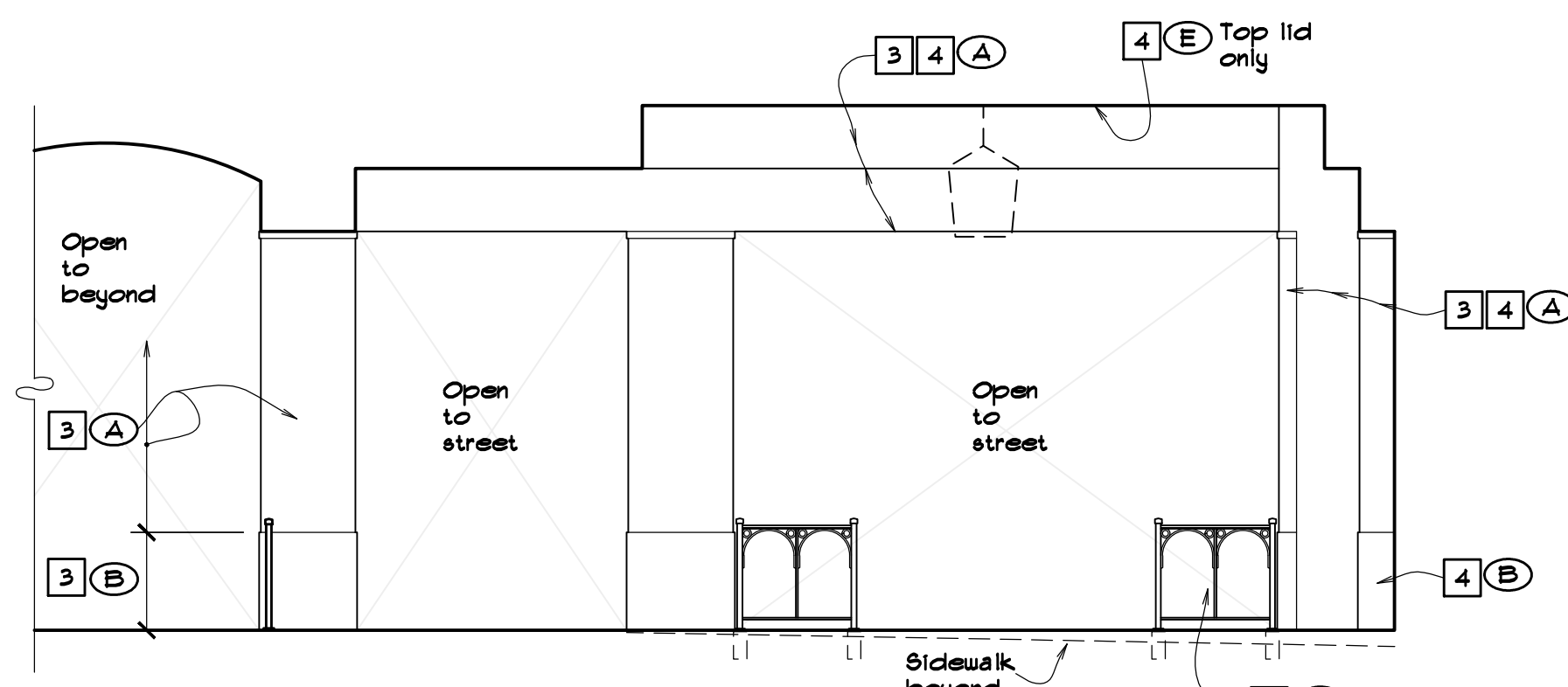
$\frac{1}{8}'' = 1'-0''$



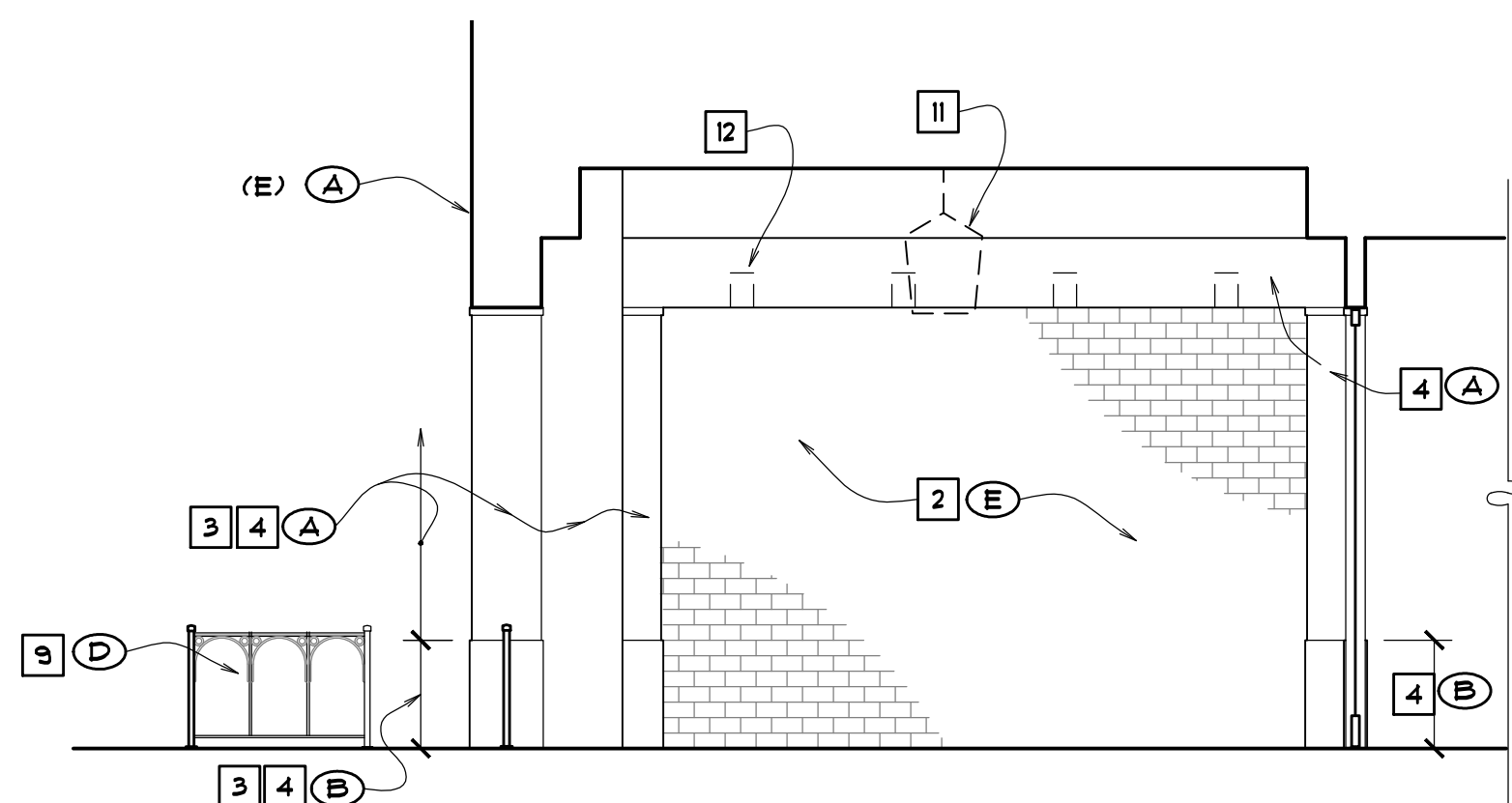
3 West Patio Elevation
1/4" = 1'-0"



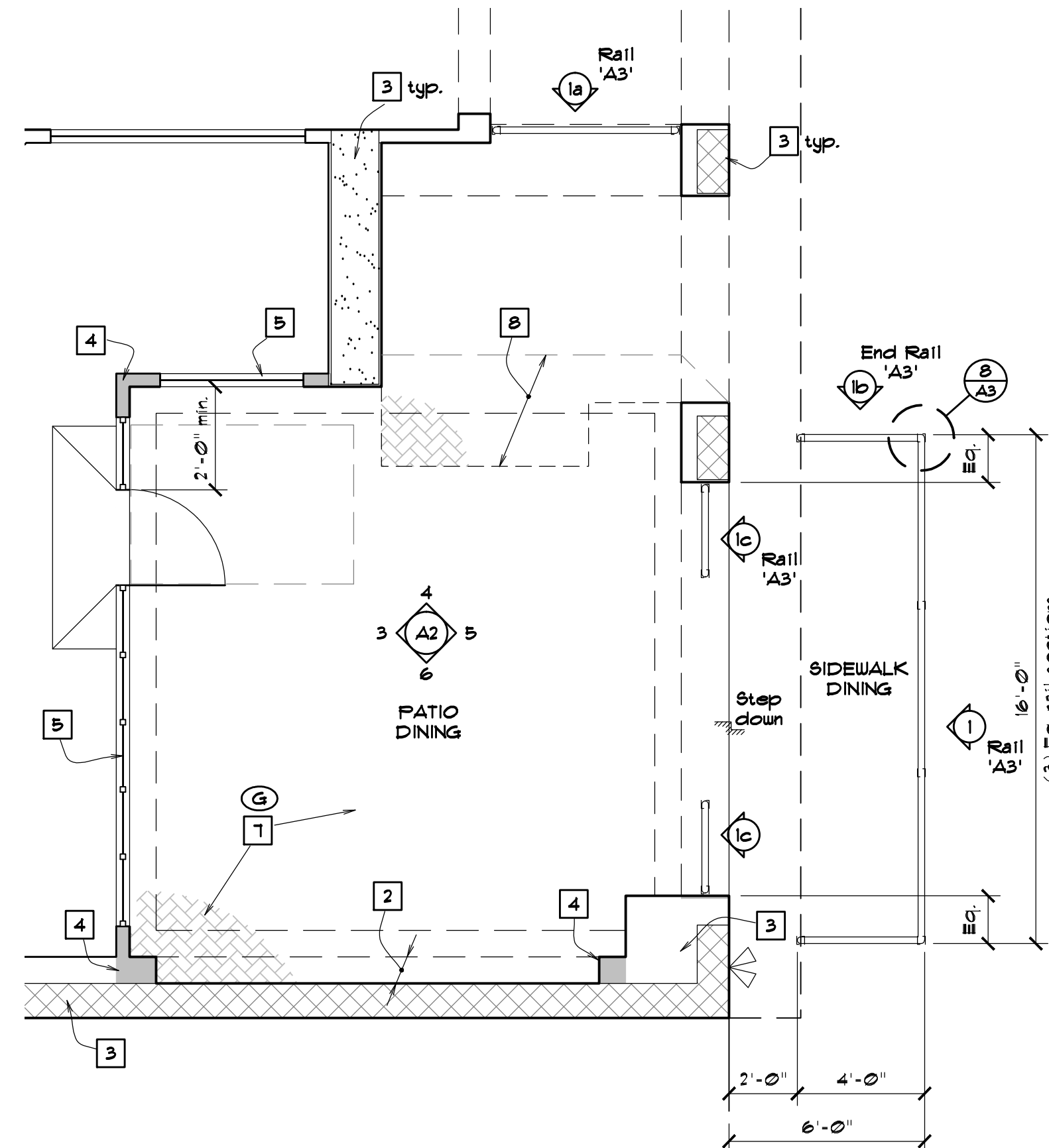
4 North Patio Elevation
1/4" = 1'-0"



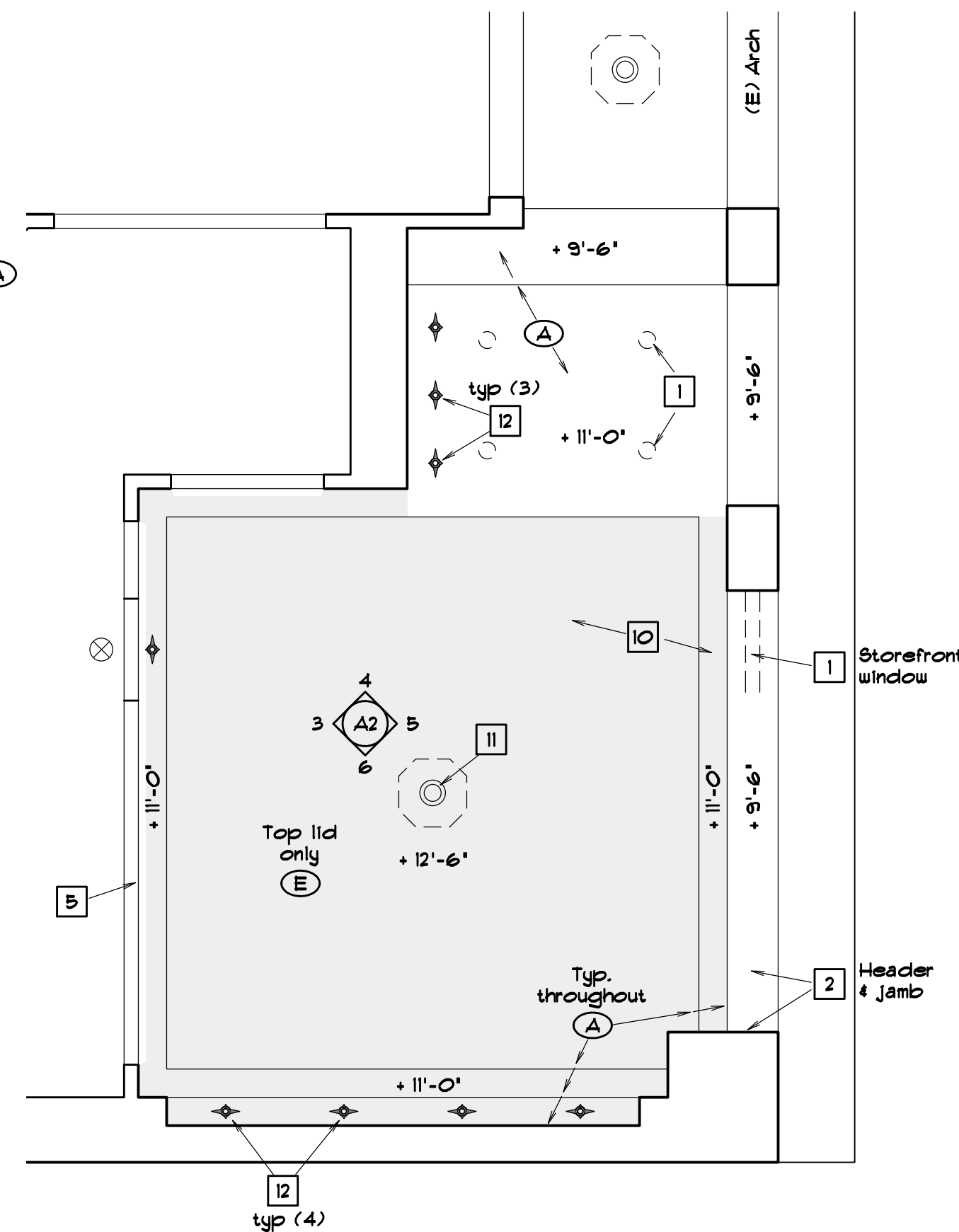
5 East Patio Elevation
1/4" = 1'-0"



6 South Patio Elevation
1/4" = 1'-0"



1 Floor Plan
1/4" = 1'-0"



2 Reflected Ceiling Plan
1/4" = 1'-0"

Floor Plan and Elevation Notes

- See plan sheet 'A1' for demolition notes.
- Demolish existing tiled wall from floor to new soffit height to expose original brick wall. Consult with Architects and Structural Engineer prior to sandblasting brick for desired texture and look.
- Existing improvements to remain. Repair/refinish where required by new demo and/or construction.
- New non-bearing walls.
- New windows/doors including headers and sills.
- Existing brick pavers to remain.
- New 3/4" thick pavers on existing concrete floor.
- Remove and reset existing brick pavers to slope up to flush with new pavers. Maximum slope to approx. 2%.
- W.I. Barrier railing per '1/A3'.
- New ceiling and soffits. 1/2" Plaster on expanded metal lath on existing or new framing. Plaster texture and eased outside corners to match existing.
- New pendant light per '10/A3'.
- New recessed mini-downlights per '11 4 12/A3'.
- Not used.
- Not used.
- Existing illegal signage to be painted over.
- New signage under separate permit.
- New door hardware per '9/A3'.

Color and Material Schedule

- (A) Existing building body color - Light Beige
- (B) Existing building wainscot color - Medium Beige
- (C) Existing building accent color - Burnt Orange
- (D) Existing building sash and W.I. color - Dark Brown/Bronze
- (E) Dunn-Edwards DEW 380 White
- (F) Original common clay brick
- (G) New brick pavers



LMA
ARCHITECTS

829 De La Vina Street, Suite 205
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(805) 963-3357 Fax (805) 963-2785
A California Corporation

Consultant

Revisions

Date	#	Remarks

Client

SIMA Management Corp.
1231 State Street
Santa Barbara, CA 93101

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Improvements
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Floor Plan, RCP,
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